## THE REAL ESTATE MARKET.

PRIVATE SALES, AUCTIONS AND PUBLIC RECORDS.

peals in Morningside and Washington Heights Property Put Through Involving About Twenty-five Lots-Spring Street Loft Building Changes Hands.

An unusually heavy volume of business was reported from the brokers' offices vesterday. It was quite varied in character and included several transactions of considerable importance. Particulars of one of these, a purchase of two and a half block fronts on Washington Heights by Jesse I. Straus of Macy & Co., will be found

elsewhere.
The Ruland & Whiting Company has sold for Charles Laue, No. 284 Spring street. a seven story building, on lot 25x85, and for G. T. Sellew, the plot 63x71, containing old buildings, at the northeast corner of Charlton and Washington streets. The latter property will be improved.

Slawson & Hobbs have sold for the estate

of John P. Muggins to the Atlantic Realty Company the plot, 100.11x100, at the southwest corner of Broadway and 116th street. This property is at an express station street of the underground rapid transit railway. and overlooks Barnard College, Columbia University and the South Field. The same brokers have sold for Jacob Lawson to D. F. Halstead a plot of two lots on the west side of Broadway, 50 feet south of 112th street.

S. Steingut has sold No. 415 East Fifteenth street, a five story tenement, on lot 25x 103.3, to an operator. He bought it yesterday from the Hudson Realty Company. L. J. Phillips & Co. have sold No. 247 West Seventy-fourth street, a three story dwelling, on lot 20x102.2, for George J. Reissing to Thomas F. Taylor. No. 119 Crosby street, a three story build-

ing, on lot 21.11x84.3, running through to Elm street, has been sold.
C. Schierloh and D. J. McDonald have sold for Peter McBreen to Francis L. Fitz-

on lot 40x100.11.

Augusta Raudwitz has sold No. 181 East
Sixty-fourth street, a three story dwelling, on lot 15x100.5, to David H. Taylor,
for \$16,000.

ing, on lot 15x100.5, to David H. Taylor, for \$16,000.

Howard W. Smith has sold No. 62 Weet 101st street, a five story tenement, on lot 25x100.11, to Israel Schneider, for \$24,000.

Simonson, Pollard & Steinaman ar# the architects for the studio building to be erected by Waiter Russell on the north side of Sixty-seventh street, 250 feet west of Central Park West. William J. Taylor has the general contract for the building.

Dr. Lewis Stimson has arranged for the sale to George Wheelock of No. 34 East Thirty-third street, a four story dwelling, on lot 16.8x28.9.

McElroy, Cullen & Langtry have sold for Patrick Looran to Dr. Thomas F. Quinlan No. 221 East Thirty-inth street, a three story dwelling, on lot 19.1x88.9.

story dwelling, on lot 19.1x98.9.

Acolf Mandel has sold No. 235 East Sixtieth street, a four story dwelling, on lot 18.9x100.5, and has bought No. 68 Seventh street, a three-story building, on lot 25x \$3.10.

Samuel Werner has sold Nos. 62 to 66
West 124th street, two six-story apartment houses, on plot 75x100.11.
The Empire Realty Company has bought from the Dominion Realty Company Nos. 212, 214 and 216 West Eighty-fourth street, three five story flats, on plot 78x102.2.
Louis Lese has bought from Schweppenhauser & Laies the plot, 50x99.11, on the north side of 138th street, 375 feet east of Lenox avenue.

Michael Coleman has sold Nos. 62 to 66

Michael Coleman has sold the block front on the west side of Eleventh avenue, between Nagle avenue and Hillside street, a plot 17.11x204.6x166.1x101.11.

Leonard Weill has bought from John Davis and others Nos. 2255 and 2237 Second avenue, two five story tenericate on electrons.

avenue, two five story tenements, on plot 52.5x100x irregular; and from Lowenfeld & Prager No. 809 East 101st street, a five story tenement, on lot 25x100.11.
G. Tuoti & Co. have sold for Charles Weinstein No. 5º Macdougal street, a new Weinstein No. 5° Macdougal street, a new six story tenement, on lot 25x100, for about \$41,000. They have also sold to V. Garafolo Nos. 302 and 304 East 111th street, two five story flats, on plot 50x100.17, adjoining the southeast corner of Second avenue, for about \$33,000; and for A. Appel to Sadie Grosshandler No. 17 Downing street, a five story building, on lot 25x80.

George R. Read & Co. have leased No. 150 Front street, a four story building on lot 18.10x70.8, for Leffert Strebeigh to F. P. Garrettson & Co., tea and coffee merchants, for a term of years, at an aggregate rental of \$20.000.

of \$20,000.

The T. E. Hayman Company has leased for Woolsey Carmait the five story apartment house at Nos. 188 and 170 West 185th street for a term of years.

McChain & Hershfield have leased for J. Metcalfe Thomas to R. E. Jones the dwelling at No. 21 West Seventeenth street, which will be altered for business.

S. Osgood Pell & Co. have sold for the Skidmore estate to Mrs. H. Bramhall Gilbert a tract at Great Neck, L. I., of ten acres, adjoining her present holdings. This gives Mrs. Gilbert about thirty acres.

Barry & McLaughlin, in conjunction with H. Schmidt, have sold the plot 50x100, with frame dwelling, northwest corner Bergen avenue and Rose street to Robert Mooreheal, who will build.

avenue and Rose street to Robert Moorehead, who will build.

The McVickar Realty Trust Company has leased to Timothy L. Woodruff, for a term of years, No. 14 East Thirty-ninth street; the store No. 821 Broadway to the International Shoe Company; the stable No. 141 West Fifty-fifth street for Charles T. Barney to Charles F. Hoffman; leased, furnished, the houses No. 15 East Seventy-fourth street for Gen. Wilson to Magrane Cox; No. 237 East Seventeenth street for Gustav Schirmer to Hewett Morgan; No. 345 Lexington avenue for the Rev. William Irvin to Mrs. E. A. Willard. The company negotiated the recent lease of the northeast corner of Broadway and Forty-fifth street to Harry Levey, the theatrical cleaner. They also negotiated the exchange of No. 26 East Thirtieth street for No. 46 Laight street.

## Real Estate Transfers.

DOWNTOWN.
(South of Fourteenth st.) 

EAST SIDE (East of Fifth av., between Fourteenth and 110th sts.)
Madison av, 1582, w s. 25x100; Ellas Gussaroff,
et al to Max Rollnick, mgc 222,500.o c and
fist st, 309-11 E, 80x100.5; Thomas W Jones,
excr and trustee, to Julius Braun, mgc
22,600. \$20,000.
Same property, Julius Braun to Sophia Mayer
mige \$45,000.
Sub st. st. 255 w Avenue A, 25x55.6; William
Lowe and see to Emma Lowe.

17d st. 170 E 18.52.100.11; William M Benramin to Charlotte H P Benjamin, miges nom

(West of Fifth as, between Fourteenth and 110th sts.)
West End av, 706 e s, 20x100; Ella S Conkling to Emery J Carr, mtge \$25,000.... omlited 

WEST SIDE.

HARLEM. HARLEM.

(Manhattan Island, north of 110th st.)

Amsterdam av, e.s., 100 s. 133d st., 25x100;
Cephas Brainerd to Frank E. Wise.

Madison av, w. s., 90.11 n. 127th st., 19.11x60;
White, Potter & Paige, Manufacturing
Co to Michael Gavin.

Same property; Michael Gavin to White.
Potter & Paige Manufacturing Co, mtge. 

## BRONX.

(Borough of The Bronx.)

Washington av. s e cor 188th st, 173x90; William Man, trustee, to John Haig.

188th st, ss, 90 c Washington av, runs s 173x

e 101.11xn 78xw 98xn 100x w 16.11; William Man to John Haig.

Crotona av. w s, 225.5 s 177th st, 50x116; Charles Jansen to Simon T Stern, q c... nom Macy pl, 1027, n s, 25x140; Theo M Macy, et al to Louis Amdur, mtge 85,200.

### Macy pl, 1035, n s, 25x140; Theo M Macy et al to Morris Amdur, mtge 86,200.

### Proposition of the Company of

18th st, n s, 230 c 5th av, 25x114; Wakefield: Martin J Keogh to Thomas D Rivers, reano...
162d st, ns, 108.5 e Prospect av, 22x95; Charles
Jansen to Jacob Leitner.
17ist st, ns, 232 e 3d av, 19x122.3x19.1x120.10;
Grace C Marvin to Michael Smith, mige
\$5,000.

Recorded Leases.

sold for Peter McBreen to Francis L. Fitzpatrick, No. 518 West Fifty-second street, a two story house on lot 25x100.5

Barry & McLaughlin have sold No. 2188
Third avenue, a four story tenement with stores, on lot 25x100, near 116th street, for the John Muller estate to Louis Lese.

Morris S. Thompson has sold No. 54 East 116th street, a five story flat, on lot 27x100.11.

Sarah Rabinowitz has sold No. 29 East 111th street, a five story flat, on lot 25x100.11.

John T. Williams is the buyer of the plot 100x125 at the south corner of Morningside avenue West, and 118th street, sold yesterday by Daniel Birdsall & Co., for the Central National Bank.

Solomon Stern has sold for a client Nos. 204 and 208 East 112th street, old buildings, on lot 40x100.11.

Augusta Raudwitz has sold No. 181 East Sixty-fourth street, a three story dwelling, on lot 15x100.5, to David H. Taylor, Interman, 5 yrs.

Avenue B, n. w. cor 3d st. Samuel Barkin to
Abraham Weller, 2 yrs.

Astorney st, 62: Marie Eckhardt to Morris
Benjamin, 10 yrs.
Eddridge st, 83: Adolph Mandel to Kessel
Teplitzki, 2 yrs.

### Recorded Mortgages DOWNTOWN.

(Where no interest is stated read 5 per cent.) [Where no interest is stated read 5 per ce Avenue B, w s. 111.11 s 2d st; Amelia Newmark to Meyer Vesell, due Oct 1, 1904, 6 per cent.

Broadway, 447; also Mercer st, 24; Moses Gardner to Mutual Life Insurance Co, due Jan 1, 1905

Carmine st, 80-82; Jacob Katz and ano to Jacob Kottek, demand, 6 per cent.

Prince st, 131-35; William H Buffett to Atlantic Dock Co, due May 1, 1904, 6 per cent. Same property; same to George H Pigueron, prior migs \$85,000, due May 1, 1904, 6 per cent.

South st 228-20; also Water st, 449-51; John Trageser Steam Cooper Works to Franklin Savings Bank, 3 yrs, 434 per cent. St Marks pl. 71; Anna Goodstein to Louis Haupt, 5 yrs, 8 per cent.
Haupt, 5 yrs, 8 per cent.
Thompson st. 22; Samuel Wacht to Rosa Meister et al excrs. 2 yrs.
5th st. 485 E; William F Jordon to Lion Brewery, prior mtge \$23,500, demand, 6 per cent.
6th st. s. 8, 225.3 w Avenue A; Louis Daum to Julius Sternfeld, prior mtge \$26,500, installs, 6 per cent.

per cent.

Lexington av, w s, 79 n 26th st; John W
Borart et al to Horatio N Flangan, 1 yr.
Madison av, w s, 25.11 n 106th st; Max Rollnick
to Ellas Gassaroff, 3 yrs, 6 per cent.
Susan, 1 yr.
Style and ano, demand, 6 per cent.
Toth st, 419 E; John S McEnney and ano to.
Susan T Pratt, 3 yrs, 6 per cent.
Toth st, 6 E; Frederick Gebhard to Equitable Life Assurance Society, due Jan 1,
1907, 4½ per cent.

West side. 3.000 25,000 2,300

WEST SIDE. West of Fifth av., between Fourteenth and 110th sts.)
West End av. n e cor. 101st st; West Side
Construction Co to Realty Mortgage Co,
prior mtge \$60,000, due April 1, 1904, 6 per
cent, gold.

West End av. 7; Emery J Carr to Ella S
Conkling 2 yrs. Conkling, 2 yrs.

Sthst, 8 W: Walter E Lambert to The Manhattan Savings Institution, 1 yr, 412 per cent.

35th st. 10 W; Walter E Lambert to Metro-politan Life Insurance Co. due Sept 1, 1904. politan Life Insurance Co, due Sept 1, 1904.
42 per cent
37th st. s s.184.8 w Broadway: Leopold Feist
to Lawyers' Title Insurance Co, 3 yrs. 412
per cent
39th st. 246 W. Vittorio Bernardi to Giovanna
P Maresi, due — per cent. 

per cent. 62d st, 59 W; Mary H Ely and ano to George W Davis, prior mige \$22,000, due July 3, 1900, — per cent. HARLEM. HARLEM.

(Manhattan Island, north of 110th st.)

Broadway, n e cor. 150th st. George B Grinnell to Title Guarantee and Trust Co. 2 yrs. \$30,000

Madison av. 2004: Michael Garvin to James Philips, Jr. et al trus. 3 yrs.

Morningside av. sw cor. 118th st. John T Williams to The Central National Bank, 2 yrs, 4½ per cent.

Washington av. sw cor. 188th st. John Haig to Laetitia M Myers, due Dec 1, 1906.

114th st. s s. 205 w 2d sv. Michael Kevint to Henry Brown, prior mtge \$42,000, installs, 6 per cent.

BRONX.

(Borough of The Bronx.)

(Borough of The Bronx.)

Macy pl. 1035; Morris Amdur to Theodore
M Macy et al; prior mtge 30,200; 3 yrs.

Macy pl. 1027; same to same, prior mtge
36,200, 3 yrs.

Mapes av, w s. part lot 121 map East Tremont, add jot 120; Christian E Schambacher to William G Wood and ano, trustees, 3 yrs. mont, acj jot 120; Caristian E. Schainbacher to William G Wood and ano, trustees, 3 yrs.

Pelham rd. n. s. adj lands John S Mapes;
Joseph J Bible and ano to Mamle Wolf.

1 yr, 6 per cent.

Prospect av. e. s. 25 s Elsmere pl; Grace C Marrin to Henry L Sanguinetti, 5 yrs.

Valentine av. w. s. 63.6 n 182d st; Rosina Ferralole and ano to Pennington Whitehead, trustee, 3 yrs.

Valentine av. w. s. 13.6 n 182d st; Caroline Luster to same. 3 yrs.

137th st, n. s. 670.10 e Willis av: Wilhelmine Mundt to Clara Kunn, 1 yr, 4 per cent.

138th st, n. e. cor Alexander av; Ester Rosner and ano to Charlotte M Tytus, 5 yrs.

182d st, s. s. 153 e Audubon av: Horace Moran to Eagle Savings and Loan Co., Installments, 6 per cent.

200th st, s. s. 171 e Amsterdam av; Manhatan Real Estate and Building Association to John S Mott, 3 yrs.

Road to Harlem, s. e. s. at n. e. s Ferris pl; William A Mailett to Charles Ferris, 1 yr.

Plot begins at n. e. cor land Willis, runs e. Nilliam A Mallett to Chinese February 1 yr.

Plot begins at n e cor land Willis, runs e 78.7 to s s Hampden (184) st, add land Smith x s 106.8 to land New York Skin and Cancer Hospital x w 105.11 to land Willis x n 122.3; Clarence L Smith to Maria White, prior mige \$7,500, due April \$0, 1912,— per cent.

Mechanics' Liens. 124th st. s.s., 175 e Broadway, 50x100; Hyman Delinsky, vs Janpole & Werner et al. Same property: Rapp Construction Co vs same. Same property: George Grossman vs same. 148th st. 304 W: Thomas Hurton vs Ida J Walker. 8d av, 522; Rudolph Federman vs estate of Ann Dempsey. Ann Dempsey.

124th st. s S. 175 e Broadway, 50x100.11;
Church E Gates & Co vs Abraham Edelman et al.

Barrow st. 101; R A Schoenberg & Co vs M E
Hardy
16th st. 529-33 E, and 17th st. 634-36 E; George
L Roberts & Bros. Inc. vs Louis Grissler 

22,000 Strong and ano.... 124th st. s. s. 175 c Broadway, 50x100.11; San-ltary Fire Proofing & Contracting Co..... Satisfied Mechanics' Liens

East Houston st, 326-8; Isaac Goldenberg vs Max Sameth, Sept 1, 1903. Cortlandt st, 81; Adolph Shapiro and ano vs John Doe, Nov 10, 1903. Same property: Rudolf Gessman vs Byck Bros, Oct 23, 1903.

Pincus Lowenfeld and ano to the Jefferson Bank.... 

Jacob Binder and ano to Ruben Rubinstein and ano Charles H Thornton and ano to Lizzie Van Riper 1.035
Denis Horgan to Elizabeth B Horgan 0mitted George H Piqueron to William C Mundt 2.500
Jacob Levy to Kaiman Silverman et al. Albert H Gleason to Frank Hill. Jacob Shrady and ano, executors and trustees to John Sprady #8 assignments, various amts Mary E Finiay to New York Mortgage and Security Co. Thekla Robe to Charles Robe and ano. 12,000
Elia T Townsend to Susan A Tier. 2,000
Alsob Ewin to Gerson Krakower 3,000
Grazio La Cagnina et al. to Sigmund Schnee. Affred Pardo to Equitable Realty Co. 3,000
Alfred Pardo to Equitable Realty Co. 3,000
Alfred Pardo to Equitable Realty Co. 3,000
Frances J Schramme to George G DeWitt and ano, trustees 3,000
George G DeWitt and ano, trustees, 100
Frances J Schramme to George G DeWitt and ano, trustees 3,000
Randolph Guggenheimer to Philip Geerlits, all title
Max D Steler and ano to Joseph Wittner 5,000
Lis Pendens.

Lis Pendens.

Morris av. é s., 302 s Burnside av. 21.11x38; City of New York vs Mildred A Yeandle: violation of building law; atty, G L Rives.

Albany st, 24, and 18th st, n s. 300 e 9th av. 25x184, to s s 19th st; Julia L Dwight vs Gaines Lawson, as executor and trustee, &c; partition; atty, D Berier.

Forsyth st, 86-8; Annie Froelich vs State Realty Co; specific performance; atty, P Hellinger.

115th st, s s, 75 w Broadway; 100x100,11; 137th st, n s, 488 w 7th av. 148x99.11x144x99.11; Joseph Hasil vs Geraldine Broadbelt and ano: to set aside deeds; atty, J C Weschler.

62d st, 242 W; Marcus A Rosenthal vs Joseph R Marquette, Jr. an ano; specific performance; atty, L Scheuer.

Pelham av, n w cor Southern Boulevard, 152.4x 133.6x irreg; leasehold; Spiro Pirlekis et al vs Nicholas Psihas; accounting, &c; attys Williams & C.

Building Loan Contracts. Prince st, n s. 40 wWooster st, 60x71.3; At-lantic Dock Co loans William H Buffett. \$41,500 67th st, n s, 250 e Columbus av, 78x100.5; Title Guarantee and Trust Co loans Wil-liam J Taylor... Avenue B, w s, 111.11 s 2d st, 24.8x80x irreg; Meyer Vescil loans Amelia Newmark... 12,000

Plans Filed for New Buildings. BOROUGH OF MANHATTAN. 22d st. 407 E. one story lavatory: Robert & Miss A M Buiz, premises, owner: Charles Pace, Bedford Park, architect; cost......

Plans Filed for Alterations. MANHATTAN AND THE BRONK. [Items under \$1,000 omitted.]
Madison st, 248, five story tenement; W. D.
Ward, premises, owner; O Reissmann, 30
lst st, architect; cost.

AS TO GUARDING THIRD RAIL. It Can't Be Done, the Railroads Say, but We've Got Some Fresh Ideas.

Fire Commissioner Sturgis received from the State Railroad Commission yesterday copies of letters sent to the commission, 2,100 one by Vice-President E. P. Bryan of the Interborough Rapid Transit Company and the other by J. F. Calderwood, general manager of the Brooklyn Rapid Transit Company, in reference to the complaint of the Fire Department that the third rail on the elevated structure is a menace to the Mr. Calderwood's letter was in part as

follows:

Mr. Bryan's letter follows:

Our engineering force has been at work for months to devise some practical plan for protecting this third rail. Any plan which completely protects the third rail involves a change in the character of contact shoe used, and I can easily explain to you that it is no trifling matter to do this and not undertake something experimental, and the Manhattan road is the last place in the world to try experiments of this nature.

Your board is, of course, aware of the fact that a third rail has never been successfully covered anywhere, and is not now, either in Chicago, Boston. Paris or Brooklyn. We have plans that are now being carefully considered, and with which experiments will be made, but it is impossible to do anything toward the protection of this rail during the present winter.

I shall be glad at any time to discuss the difficulties connected with this with your commission, and I beg to advise that we have not at present anything with which we are sufficiently satisfied to submit to you. We have installed additional telephone stations, so that now every station on our line, on both sides, is being connected independently with the power station and the sub-stations, and we have written Commissioner Sturgis that, with proper understanding between the Fire Department and this company, we can guarantee that the interval between notice from the Fire Department of their desire to use the structure and the time of shutting off the current will be very brief indeed, which will be much better than any protection to the third rail. Of course, when the Fire Department comes upon the structure and places the hose across, it immediately stops traffic, and the current should be shut of, and this can be done.

Secretary Leary wrote to the Railroad Commission that Commissioner Sturgis did

Secretary Leary wrote to the Railroad Commission that Commissioner Sturgis did not find the letters satisfactory, and added: not find the letters satisfactory, and added:
Any delay in cutting off the circuit would
endanger the lives of the men, who must
begin their work upon the elevated structure
instantly upon their arrival, otherwise fires
might escape their control. They have, of
course, no means of knowing whether the
current has been cut off or whether the rail
is dead or alive.

### ARTIST GOT FORGED CHECK. Frederic Crowninshield the Complainant Against Charles Ditmar.

Charles H. Ditmar, who said he lived at 232 East Seventy-second street, was held in \$1,000 bail for trial on a charge of forgery in the Jefferson Market police court yester day.

The complainant was Frederic Crowninshield, the artist, of 42 West Eighteenth street. The specific complaint was based on a check for \$20 drawn on the Second National Bank, 190 Fifth avenue, but Detective Sergeant Milburn told Magistrate Cornell that that was only one of about thirty checks aggregating \$200. Cornell that that was only one of about thirty checks aggregating \$200.

Edward H. Webb, paying teller of the bank, was present as a witness for the prosecution, but Ditmar waived examination. The prisoner is a glass cutter, and it was said that he had worked for twenty years in one place. His downfall was caused by betting on the races.

Miss Metcalf's Bridal Dinner.

Mr. and Mrs. George Bird of 202 Madison avenue gave a bridal dinner at Delmonico's last night for Mrs. Bird's daughter, Miss Betty Metcalf, and her fiance, Robert D. Pruyn, son of Mr. and Mrs. Robert C. Pruyn Pruyn, son of Mr. and Mrs. Robert C. Pruyn of Albany. Those seated at the board included the Misses Minnie Metcalf of Erie, Pa., a cousin of Miss Metcalf; Florence Vanderbilt Twombly, Frederica Webb, Jessie Sloane. Wenonah Wetmore, Therese Iselin and Catherine M. Dix, and Frederick Stanley Pruyn, Arthur Scott Burden, Louis Crawford Clark, Jr.; Arthur Iselin, Edison Lewis, Prescott Metcalf, Edward L. Pruyn, Edwin Bowditch, Richard Lawrence and Barret Wendell, who are to be the bridal attendants of the couple next Tuesday at the Church of the Incarnation.

Court Calendars This Day.

Supreme Court—Special Term.—Part II.—Court opens at 10:20 A. M. Ex parte matters. Surrogates Court—Chambers.—For probate—Will of Catherine B. F. Rilling at 10:30 A. M. City Court—Special Term.—Court opens at 10 A. M. Motions.

Court of Appeals Calendar. ALBANY, Dec. 11.—Court of Appeals calendar for Monday, Dec. 14: Nos. 31, 509, 154, 131, 47, 161, 163 and 147. CITY BEAL ESTATE.

. ROMAINE BROWN. ROMAINE BROWN.

ESTABLISHED IN 1838.

ROMAINE BROWN & CO. Brokers, Agents, Appraisers, NO. 53 WEST 33D STREET. NORTHEAST CORNER BROADWAY Telephone, No. 381-38th. Washington Heights Property a Specialty.

COLORED property managed by a colored agent Philip A. Payton, Jr., 67 W. 134th St. Telephone. BOROUGH OF BRONX-SALE OR RENT COTTAGE, 12 rooms; all conveniences, stable and garden; 314 acres; location high and healthy; five minutes from Central Bridge, rent, \$50 monthly if taken now; worth \$60. NORTHERN REALTY CO., 55 Liberty st.

BOROUGH OF BROOKLYN-SALE OR

FOR RENT—HOUSE NO. 231A MADISON ST.—3-8077 and basement brownsione: is in perfect condition, with porcelain tubs and open plumbing; within haif block of cars to Williamsburg Bridge, one block to Brooklyn Bridge cars and two blocks on "L" railroad; one of the coslest and most convenient houses in the city; rent only \$45 per month. Apply to JOSEPH T. McMAHON. 4 AND 5 COURT SQUARE.

FOR RENT, with option to buy; if bought, will apply rent, less interest, on purchase price; detached house, is rooms; all improvements; oak trim; furnace; cellar; lot 40,100; fine neighborhood, East Twenty-fourth at., Flatbush (South Midwood); easy terms; rent free to Jan. i: bargain unquestionably. MORTAGEE, room 58, 74 Wall st., New York. GILT EDGE INVESTMENT.

HANDSOME NEW 4-STORY: FANCY BRICK
and limestone front single and double apartment
houses. Bergen st., close to Grant square: 7 rooms
and bath; hardwood trim throughout; worth investigating. THOS. H. FRASER, owner and
builder, 1058 Bergen st.

\$1,000 DOWN, balance installments; 2-story, cellar brownstone 2-family houses on 43d st., between beautiful 4th av. parkway and Sunset Park china closet, buffet and hat rack; clegantly decorated, hand work; two left; send for circular, price, \$7,000. ABRAMS & STOCUTON, premises. HANDSOMEST DETACHED HOUSE in South Midwood (Brooklyn); too large for present owner; price, \$0,500; \$2,000 cash, balance to suit; will exchange for house nearer City Hall; brokers protected. Address or call 698 East 22d st., Flatbush.

CORNER ON HEIGHTS.

Four-story modern dwelling, with stable attached; fine plot that is worth price asked of \$55,000 and improving your opportunity. D. & M. CHAUNCEY R. E. CO., Ltd., 207 Montague st., Brooklyn. GREAT BARGAIN—\$15,000 house for \$6,500 present occupant and owner giving up housekeeping; best section of Brooklyn; all modern improvements, and excellent condition O. W. SIMONS, 752 Nostrand av. Brooklyn.

8400 CASH—PRICE, 84,980, ELEGANT 2-story and basement brownstone dwelling, ONE BLOCK FROM PROSPECT PARK, THOMAS ROSECHANS, 318 7th av., Brooklyn.

12-ROOM BRICK HOUSE in fine order; now vacant; good neighborhood; handy to cars for all bridges and ferries; price \$5,150; mortgage, 32,00; Inquire RUSTIN & ROBBINS, 24 Court st., Brooklyn.

TWO-FAMILY HOUSES, 1210 and 1212 Degraw st.; new houses for sale at less than cost to close out. ALBERT W. BROWN, 192 BROADWAY, MANHATTAN, BEST HOME ON THE PARK SLOPE for \$12,000 148 Lincoln place. GODFREY, 26 Court st., Brook

IF YOU WANT home or lots visit Borough Park, 49th st. and New Utrecht av., Brooklyn. SELECT APARTMENTS.

Brooklyn.

## "HOTEL ST. GEORGE," CLARK AND HICKS STS., BROOKLYN,

elve minutes from City Hall, N. Y.; three minutes from Bridge. APARTMENTS.

APARTMENTS.

An unfurnished apartment, Just Vacated, Parlor, Bedroom and Bathroom, with Carpets, \$450.00 per annum A Furnished Parlor, Bedroom and Bath, \$500.00 per annum A Room and private Bath, Northerly Exposure, One person, \$10.00 per week A Room and private Bath, Northerly Exposure, Two persons, \$12.00 per week A Room and private Bath, Southerly Exposure, One person, \$12.00 per week A Room and private Bath, Southerly Exposure, One person, \$12.00 per week A Room and private Bath, Southerly Exposure, A Room and private Bath, Southerly Exposure, Two persons, \$14.00 per week Above prices include all Hotel Service.

Flemiah Grill room, "A la Carte."

American plan Dining Room. Table Board, \$8.00 per week.

TO LET FOR BUSINESS PURPOSES

8 entire floors and a number of choice offices. Wall street and 43 Exchange place, N. Y

CHOICE PARLOR AND BASEMENT STORES,

FOLSOM BROTHERS, 835 BROADWAY, TO LET-102 North Moore st., near West st., opposite Pier 25; large street floor; \$50 month.

DWELLING HOUSES TO LET. HOUSES, furnished and unfurnished, in de-rable locations; renta, \$1,000 to \$12,000. FOLSOM BROTHERS, \$35 BROADWAY,

REAL ESTATE TO EXCHANGE. BROADWAY LOTS. BLOCK FRONT. JOS-EPH M. MAY. 44 COURT ST., BROOKLYN.

REAL ISTATE-OUT OF THE CITY WESTCHESTER COUNTY-SALE OR RENT.

Greatest bargains ever offered; building lots 25x100 \$84—ELMSFORD—\$100.

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East Side. 19TH ST., 235 EAST-Large, elegant rooms; hot and cold water; bath; all conveniences.

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103D ST., 85 WEST—Homelike, large outside room; \$4; suitable for two gentlemen. SCHERFF. 38TH ST., 27 WEST-Large front room; private bath; gentlemen only.

> BOARDERS WANTED. East Side.

31ST ST., 17 EAST—Large and small rooms, single, en suite; private bath; hot and cold water, with table board. West Side.

44TH ST., 120 WEST-Large and small sunny rooms; good table; all conveniences; telephone, etc.; central; reasonable. THREE YEARS FOR KORNFELD.

Insurance Adjuster Gets a Long Term in

Sing Sing for Fraud. Max Kornfeld, one of the public fire insurance adjusters recently convicted of filing a false proof of loss, was sent to the State prison by Recorder Goff in the Gen-eral Sessions yesterday on an indeter-minate sentence of from three years to three years and nine months. HOTELS AND RESTAU-ANTS.

WHERE TODINE Tel BOSE Alc., a la carte.—Tdh., Table d'hote. Cortiandt Cafe Martin Table d'hote Dinner, 31.50. Music. Cafe des Beaux-Arts chants des Troubadours Select and Exclusive Restaurant.

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"Southern dishes in true Southern style."

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University Pl. & 9th St.

Werld Renewmed Restaurant.

Werld Renewmed Restaurant.

Werld Renewmed Restaurant.

Werld Renewmed Restaurant.

Warld Renewmed Restaurant.

Warld Renewmed Restaurant.

Warld St. & 6th Ave.

Also service a la carte.

Music by Stretti's Orch.

Music by Stretti's Orch.

Warld Renewmed Restaurant.

Warld St. Acth Ave.

Also service a la carte.

Music by Stretti's Orch.

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Broadway Central Bd. & 4th Ave.

Alc. Late evening concerts.

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Marlem Casino 125 b. St., Stn., Venna Music.

Little Hungary 257 E. Houston St. Toh. with wine.

Music Str. Stn., Venna Music.

Sizeri 166PTS

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A la carte to 8 P. M.

Pabst's 6th St., 8th Ave., opp. Central Park

Ala carte to 8 P. M.

Pabst's 6th St., 8th Ave., opp. Central Park

Ala carte to 8 P. M.

Pabst's 161 Bus. Men's lunch. Toh. dinner.

GrandCircle Sun. 12 to 3. Music by David Bimberg

Ardin French table d'hote, 58c. (with wine).

HOTEL MARTHA WASHINGTON, 29 E. 28th

St. Ladies & Gentlemen's lunch & dinner. Music

Murray's Town. Business men's lunch. Ala carte.

NEW YORK SUPREME COURT, County of New York.—THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, plaintf, against HARRIS MANDELBAUM and Others defendants.

In pursuance of a judgment of foreclosure and sale, duly made and entered in the above entitled action, bearing date the 20th day of November, 1903. It, the undersigned, the Referee in said judgment named, will sell at public auction, at the New York Real Estate Salesroom, No. 161 Broadway, in the Rerough of Manhattan, City of New York, on the twenty-first day of December, 1908, at 12 o'clock moon on that day, by Bryan L. Kennelly, auctioneer, the premises directed by said judgment to be soid and therein described as follows:

All those certain lots, pleces or parcels of land, with the buildings thereon elected, situate, lying and being in the Borough of Manhattan, of the City of New York bounded and described as follows:

EUGINNING at a polut on the portherly line of and being in the Borough of Manhattan, of the City of New York bounded and described as follows:

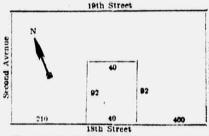
HEGINNING at a point on the northerly line of Eighteenth Street, distant two hundred and ten feet Eastwardly from the Northeasterly corner of Eighteenth Street at d. Second Avenue; running theme Northwardly parallel with Second Avenue and partly through a party wall ninety-two feet to the centre line of the block; thence Eastwardly along said centre line of the block; thence Eastwardly along said centre line of the block; thence Southwardly again parallel with Second Avenue ninety-two feet to the Northerly line of Eighteenth Street forty feet; thence Southwardly again parallel with Second Avenue ninety-two feet to the Northerly line of Eighteenth Street forty feet to the polit of beginning. Being the same premises conveyed to the said Harris Mandelbaum and Fisher Lewine by two deeds, one bearing date the list day of October, 1902, made by William A. Swan and others, and the other bearing date the List day of December, 1907, made by Amelia F. Foster and William J. Foster, which two deeds were delivered and intended to be recorded simultaneously with said mortgage, which was a purchase money mortgage given to secure a part of the consideration bald for said premises advanced by the plaintif hereis.

LEOPOLID LPO, Referes.

Alexander & Colby, Attorneys for Plaintiff, No. 120 Broadway, Borough of Manhattan, New York

City.

The following is a diagram of the property to be sold as described above, the street numbers being 317 and 319 East 18th Street.



The approximate amount of the lieu or charge to satisfy which the above-described property is to be sold, is \$18,780.00 with interest thereon from the 12th day of November, 1903, together with costs and allowance amounting to \$481.87 with interest from November 20th, 1903, together with the expenses of the sale. The approximate amount of taxes, assessments, or other liens, which are to be allowed to the purchaser out of the purchase money or paid by the Referee is \$296.68 and interest.

Dated, New York, November 27th, 1903.

LEOPOLD LEO.

Referee.

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